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FINAL ENVIRONMENTAL IMPACT REPORT

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GENERAL PLAN UPDATE AND REVISION PROGRAM



CITY OF CARSON

NOVEMBER, 1981

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TABLE OF CONTENTS

	<u>PAGE</u>
I <u>DESCRIPTION OF THE PROJECT</u>	1
A. Location and Boundaries of the Project	2
B. Organization of the General Plan	2
C. Goals of the Land Use Element	5
D. Goals of the Housing Element	6
E. Goals of the Historic Preservation Element	6
F. Goals of the Raised Median Element	6
G. Goals of the Redevelopment Plans	7
H. Technical Characteristics.....	7
II. <u>DESCRIPTION OF ENVIRONMENTAL SETTING, ENVIRONMENTAL</u> <u>IMPACTS OF THE PROPOSED PROJECT, AND MITIGATION</u> <u>MEASURES PROPOSED TO MINIMIZE THE EXPECTED IMPACTS</u>	8
A. Regional Setting	8
B. Physical Environment	9
1. Topography and Geology	9
2. Land Fills.....	10
3. Climate and Energy Usage	13
C. Ecological/Infrastructure	15
1. Wildlife and Vegetation	15
2. Water Resources	16
a. Water Supply	16
b. Water Quality	16
c. Sewage Disposal	17
d. Flood Control	17

3. Air Resources	18
D. Historical/Archeological.....	19
E. Land Use and Zoning.....	20
1. Residential Land Uses.....	21
2. Commercial Land Uses	22
3. Industrial Land Uses	22
4. Public and Quasi-Public Land Uses.....	23
F. General Impacts of Development.....	28
G. Housing Condition	29
III. ALTERNATIVES TO THE PROJECT	32
A. Land Use Element and Redevelopment Plans.....	32
1. "No Project" Alternative	32
2. Consider Only City-Initiated Land Use Re-Classifications	32
3. Designate More(Or Less)Land As "Residential", "Commercial", "Industrial" or "Public/Quasi-Public Facilities"	33
B. Housing Element.....	33
1. "No Project" Alternative.....	33
2. Rehabilitation Only Alternative	34
3. Clearance Alternative	35
C. Historic Preservation Element.....	37
1. "No Project" Alternative	37
D. Raised Median Element	37
1. "No Project" Alternative.....	37

2. Expand Raised Median Construction to	
Include Secondary Streets	38
3. Landscape Only Specific Median Segments	
and Pave With Decorative Pavement All	
Other Portions.	39
IV <u>THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES</u>	39
<u>OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND</u>	
<u>ENHANCEMENT OF LONG-TERM PRODUCTIVITY</u>	
V <u>ANY SIGNIFICANT ENVIRONMENT CHANGES WHICH</u>	41
<u>WOULD BE INVOLVED IN THE PROPOSED ACTION</u>	
<u>SHOULD IT BE IMPLEMENTED</u>	
VI <u>GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION</u>	42
VII <u>PERSONS AND ORGANIZATIONS CONSULTED</u>	44
VIII <u>APPENDIX - COMMENTS ON THE DRAFT EIR FROM</u>	45
<u>RESPONSIBLE AGENCIES AND RESPONSE TO COMMENTS.</u>	

LIST OF MAPS

1. Regional Map	3
2. City Limits of Carson	4
3. Landfill Sites.....	11

LIST OF TABLES

1. Impacts of Land Use Reclassification	24
2. Mitigation Measures	26

DRAFT EIR

LAND USE ELEMENT, HOUSING ELEMENT, HISTORIC PRESERVATION ELEMENT, RAISED MEDIAN ELEMENT, AND REDEVELOPMENT PLANS

I DESCRIPTION OF THE PROJECT

This Environmental Impact Report (EIR) has been prepared pursuant to the requirement of the California Environmental Quality Act, in order to evaluate the potential environmental impacts of the implementation of the policies and programs of the Land Use Element, Housing Element, Historic Preservation Element, Raised Median Element, and the Redevelopment Agency's Plans for Project Areas No. 1 and 2. The EIR does not address the environmental impacts of the remaining seven mandated General Plan Elements (Circulation, Conservation, Open Space, Seismic Safety, Noise, Scenic Highway, and Safety) and five optional Elements and one Section (Civic Center, Public Services and Facilities, Fine Arts, Parkways, and Recreation Element; and Bicycle Facilities Section of the Circulation Element), because they have already been adopted over a period of years (1969 to 1979). As part of the overall General Plan up-date and revision process, though, these Elements have been summarized and re-organized to fit within the new General Plan format. Their goals, objectives, and implementation strategies remain fundamentally unchanged, however, and for this reason they are not considered to have been substantively changed from their original form.

A. Location and Boundaries of the Project

The Land Use, Housing, Historic Preservation, and Raised Median Elements and Redevelopment Plans encompass the area within the corporate limits of the City. The location of the City in relation to the surrounding region is shown on the attached Regional Map (Map No. 1). The specific boundaries of the City and of the Redevelopment Areas are depicted in Map No. 2, City Limits of Carson.

B. Organization of the General Plan

The General Plan has five broad functions, which serve to express the purpose of all sixteen elements and one section of the plan, and which are to be used as a guide for implementing the plan. The functions identify the five units into which the sixteen elements and one section are grouped.

Unit 1: To guide the use of the land

- o Land Use Element
- o Civic Center Element
- o Open Space Element
- o Recreation Element

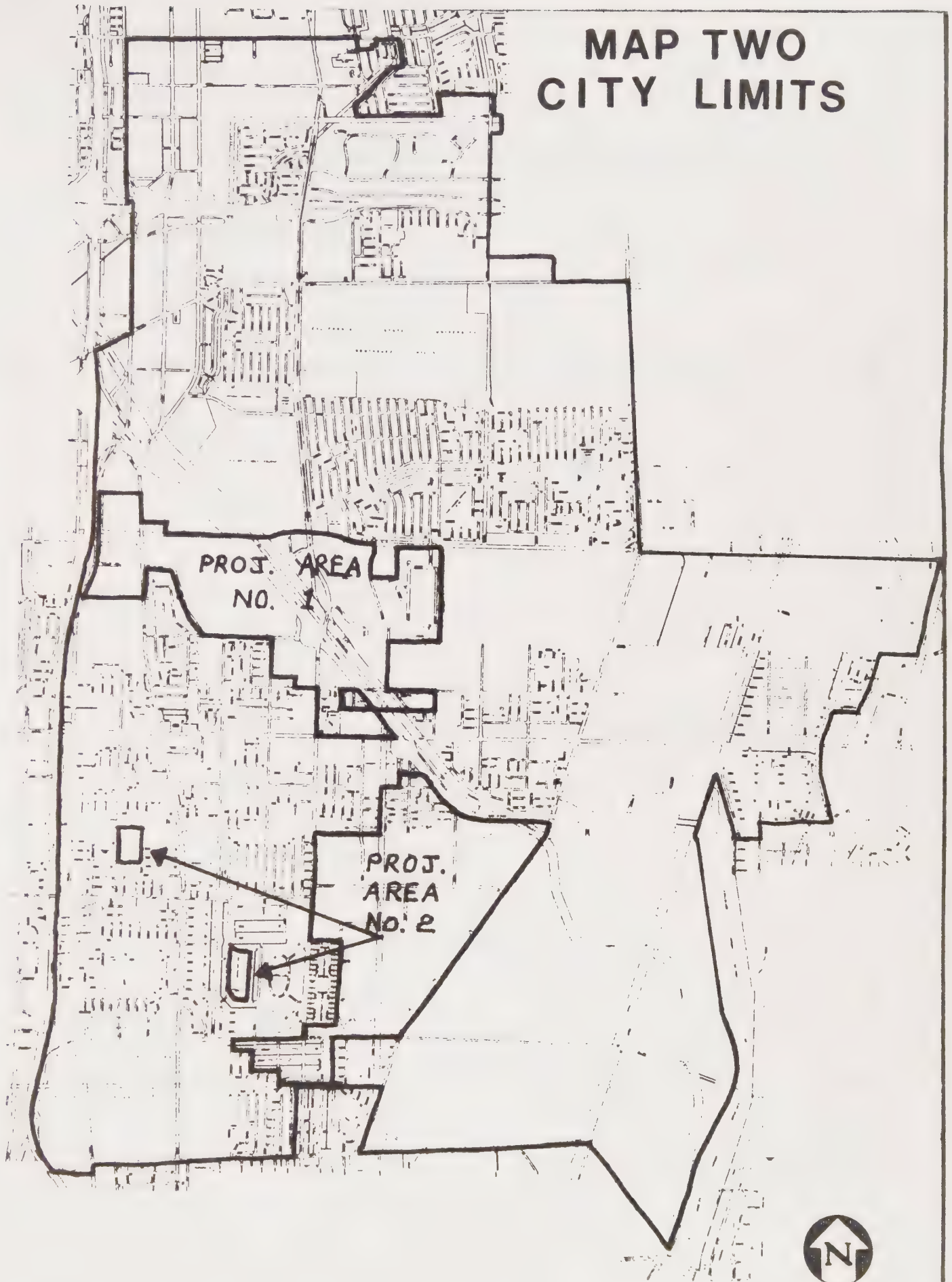
Unit 2: To facilitate the movement of people and goods

- o Circulation Element
 - o Bicycle Facilities Section



MAP 1
Regional

MAP TWO CITY LIMITS



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Unit 3: To protect the health, safety, and security
of our citizens.

- o Safety Element
- o Seismic Safety Element
- o Noise Element

Unit 4: To provide a suitable living environment

- o Fine Arts Element
- o Historic Preservation Element
- o Conservation Element
- o Scenic Highway Element
- o Public Services and Facilities Element
- o Parkway Element
- o Raised Median Element

Unit 5: To maximize housing quality and opportunities
for our citizens

- o Housing Element

C. Goals of the Land Use Element

The primary goal of the Land Use Element is to guide future residential, commercial, and industrial development and improvement in a manner conducive to a strong, stable economy and which will strengthen and improve the quality of life of the citizens of Carson. More specifically, it seeks to strike a balance between the interests of both the public and the private sectors and the twin objectives of economic development and environmental protection.

D. Goals of the Housing Element

The five major goals of the Housing Element are:

- o To provide an adequate supply of all types of housing.
- o To seek to ensure an adequate supply of affordable housing.
- o To ensure that housing suitable for rehabilitation is brought up to a safe condition and that existing and future sound housing is maintained in a standard condition.
- o To provide a suitable living environment.
- o To ensure equal access and opportunity for housing for all citizens of the City of Carson.

E. Goal of the Historic Preservation Element

The goal of the Historic Preservation Element is to preserve the cultural and development history of Carson as part of its contemporary life. The City will implement this goal by encouraging a joint effort to preserve these sites between the owners of historically or archeologically significant properties and the City.

F. Goals of the Raised Median Element

The main purpose of the Raised Median Element is to realize the benefits to traffic safety accruing from physically separating the heavy volume of traffic moving in opposite directions on the City's arterial streets and highways. A secondary goal is to provide an opportunity to use landscaping to beautify the street environment and soften the harshness of concrete and asphalt.

G. Goals of the Redevelopment Plans

The purpose of the Redevelopment Plans is to eliminate and prevent the spread of blight and deterioration within Project Areas No. 1 and No. 2, by:

1. Acquiring certain real properties.
2. Demolishing or removing certain buildings and improvements.
3. Providing relocation assistance to displaced residential and non-residential occupants.
4. Installing, constructing, or reconstructing streets, utilities, landscaping, and other on-site and off-site improvements.
5. Disposing of property for uses in accordance with the Redevelopment Plans.
6. Redeveloping of land by private enterprise or public agencies for uses in accordance with the Plans.

H. Technical Characteristics

The project consists of the Land Use Element, Housing Element, Historic Preservation Element, Raised Median Element, and Redevelopment Plans of the City of Carson. These documents cover the entire City in a general fashion; no singular areas of the City are discussed. For this reason, since no site-specific proposals are involved, no technical data exist or are necessary.

Specific proposals that may come forth in the future and which will be affected by the implementation of these elements will have to be evaluated on their own merits and in accordance with the provisions of the California Environmental Quality Act. This EIR focuses only on the general description of environmental, economic, and supporting public facilities characteristics.

II. DESCRIPTION OF ENVIRONMENTAL SETTING, ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT, AND MITIGATION MEASURES PROPOSED TO MINIMIZE THE EXPECTED IMPACTS

A. Regional Setting

The City of Carson is located in the southeastern portion of Los Angeles County, approximately sixteen miles south of downtown Los Angeles and three miles north of the Ports of Long Beach and Los Angeles. Its general western and eastern boundaries are defined by two north-south freeways, the Harbor and Long Beach Freeways, respectively. In addition, the San Diego Freeway divides the City on a northwest/southeast diagonal, and the Artesia Freeway traverses east-west through the northern part of the City. Both of these freeways constitute significant man-made barriers within the City.

Carson is generally bounded by the communities of Torrance and Gardena on the west and northwest, respectively; by Compton on the north and northeast; by Long Beach on the east; and by the City of Los Angeles (Wilmington) on the south.

B. Physical Environment

What follows is a description of the City's environmental setting, the impacts expected from the proposed Land Use Element, Housing Element, Historic Preservation Element, Raised Median and Redevelopment Plans on that setting, and mitigation measures designed to minimize those impacts.

1. Topography and Geology

The City occupies the coastal plain of the Los Angeles Basin. The elevations range from very near sea level to the top of Dominguez Hills, with an elevation of 195 feet. Since the terrain of the City is relatively flat, landslides and erosion are not a problem. Minor slope erosion does occur during heavy or constant rainfall. The soils in the City are composed almost entirely of stream-borne alluvia. The predominant soil types are sands and clays, with intermixtures of loams and silts. Clay soils pose development problems due to their expansive properties; sands tend to pose fewer construction problems. There is a rough zonation in the City between clay and sandy soils, with sands predominating in the south and west, and clays primarily in the north and east.

Carson is located in a very seismically active area, lying as it does on the western margins of the Newport-Inglewood Fault zone. This fault zone has experienced major seismic activity in recent times, the most destructive event being the Long Beach earthquake of 1933. Carson and the entire Los Angeles metropolitan area are subject to possible severe earthquakes, because of the sandy soils that underlay the City. These soils create a rolling motion which can cause damage over a large area.

Impacts

The City is about 80 percent developed, and the vacant 20 percent is broadly distributed. Development will occur on this vacant land through the dynamics of the private market place and through the implementation of the Land Use and Housing Element or Redevelopment Plans. This has the potential to adversely affect natural or man-made drainage facilities, create soil erosion or soil slippage problems, and increase earthquake hazards to the citizens.

Mitigation Measures

The City's existing requirements for drainage studies, soils and geologic reports, and structural engineering when necessary, will minimize any potential problems.

2. Land Fills

Currently there are 18 sanitary landfills in the City, all of which ceased operations during the 1960's (See attached Map No. 3). Six of the landfills are Class III landfills (containing non-water soluble, non-decomposable, inert solids), and twelve are Class II landfills (containing chemically or biologically decomposable materials). There are no officially designated Class I landfills (for toxic or hazardous substances) in the City. Recent State Department of Health investigations of certain of the Class II sites revealed, however, that they may have been used in the past for the permitted or unauthorized dumping of significant amounts of hazardous chemical substances. Final determination by the state Department of Health Services and designation of any of these Class II sites as a hazardous waste property will

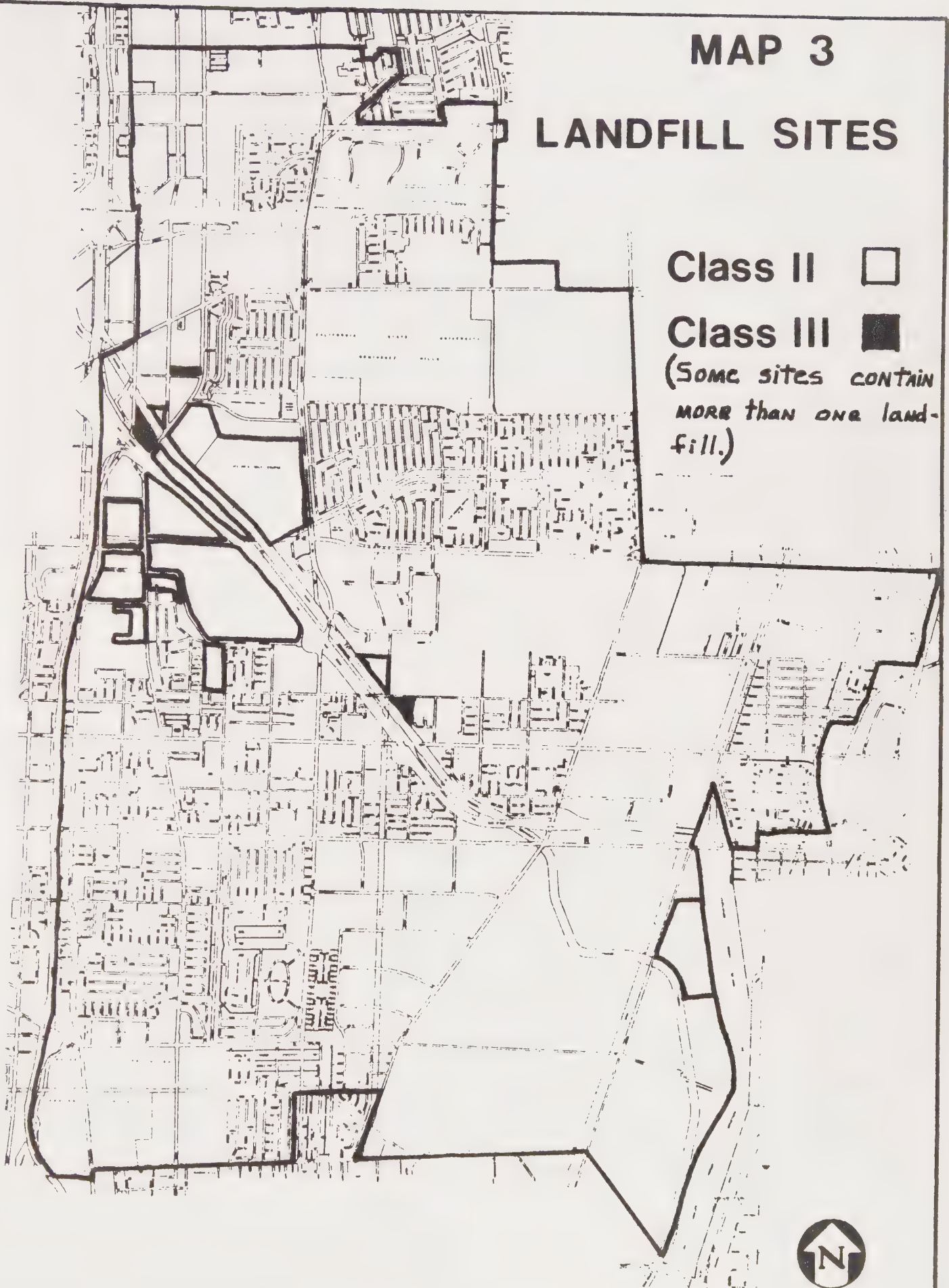
MAP 3

LANDFILL SITES

Class II ☐

Class III ☒

(Some sites contain
more than one land-
fill.)



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only be made after a duly noticed public hearing.

Impacts

New construction located on or adjacent to these Class II landfills will be exposed to significant hazards resulting from the migration of toxic, explosive gases such as methane, (a by-product of the decomposition of organic wastes), which may become trapped in building foundations and other enclosed spaces. In addition, buildings located directly on the landfills will be further subjected to structural stresses caused by the differential settling of the soil due to the decomposition of the fill material. Occupants of structures on or in proximity to the landfills will also be exposed to the noxious odors emanating from the landfills.

Mitigating Measures

The City currently requires that a detailed hazardous gas control plan must be submitted and approved prior to issuance of building permits for new construction on Class II landfill sites. Detailed engineering drawings and calculations must accompany this submittal, showing how the problem of differential settlement will be solved by the building design. In addition, the State Department of Health has been given the authority to regulate development on and within a 2000 foot radius of any identified hazardous waste site in the state. The state will not permit the construction of any new residences or permanently

occupied human habitations on a hazardous waste site unless the development is granted a variance to the State's requirements by the Department of Health. These regulations will insure that no such developments on landfills will occur until they can be certified as adequately safeguarding the health and safety of the occupants and the general public.

There is no feasible way at this time of halting the production of methane and other gases from landfills, or of neutralizing hazardous wastes. Current technology is available to capture methane gas and use the gas to run generators to produce electricity. This will have a beneficial impact in so far as it reduces dependence on natural resources for power generation.

3. Climate and Energy Usage

Carson enjoys the mild Mediterranean climate typical of Southern California coastal areas. Temperatures are moderate throughout the year with an annual monthly variation of about 20 degrees between the coldest and warmest months. Average rainfall is about 13 inches a year and is concentrated mainly in the winter months. The prevailing wind is from the west and averages 11 miles per hour.

Impacts

The continued development of the City will eventually cause the covering of the ground with buildings and pavement.

Such development may modify the climate in certain areas leading to the creation of heat sinks (localized micro-climates with a noticeably higher temperature than surrounding areas). In addition, the height of buildings can disrupt air flows, and their bulk may create shadows that infringe on the solar access rights of adjacent property owners. All of these impacts can influence energy consumption and the general "liveability" of the City.

Mitigation Measures

Existing City requirements for extensive landscaping in multiple-family, commercial, and industrial developments will minimize the land coverage and should reduce the buildup of heat. Height and bulk limitations in all zones, and maximum lot coverage limitations in residential zones, should lessen disruptions to air flows and infringements on solar access and use of solar energy systems. Existing requirements for energy-efficient building designs, will reduce the excessive use of energy. However, the fact that new developments will occur means that there will be an increase in the consumption of energy, there will be additional covering of the ground, there will be infringements on solar access, and there will be production of additional heat. These effects cannot be avoided; they can only be minimized.

C. Ecological/Infrastructure

The ecological/infrastructure setting includes wild life and vegetation, water resources and water quality, and air resources.

1. Wildlife and Vegetation

As a City that is 80 percent developed, Carson has virtually no significant remaining wildlife or endangered native vegetation. The wild animals are primarily rodents of various species, snakes and lizards, and birds. These animals have generally adapted themselves to the urban environment. The native vegetation has largely been replaced by imported species.

Impacts

The in-filling and recycling occurring through implementation of the Land Use and Housing Elements and Redevelopment Plans is not expected to put significant additional pressure on remaining wildlife or vegetation.

Mitigation Measures

The Land Use, Open Space, and Parks and Recreation Elements have, as part of their policies, the preservation and creation of open space areas such as utility easements and parks. The open space areas will provide habitations for wildlife. Landscaped areas required for new construction will also prove beneficial to remaining wildlife.

2. Water Resources

Water issues that are associated with implementation of Housing and Land Use Elements and Redevelopment Plans' policies and objectives include water supply, water quality, storm water runoff and flood control, and sewage disposal.

a. Water Supply

The City is served by the Dominguez Water Company and by Southern California Water Company. Both of these companies receive the bulk of their supplies from the Metropolitan Water District, which in turn gets its supplies from regional and interstate sources. The remaining water comes from local sources such as wells.

Impacts

Given a projected increase in population of approximately 3,000 persons over the next 10 years, the water service companies predict no major problems in meeting these additional needs.

b. Water Quality

Water quality in the City remains acceptable. Due to the critical health need for an acceptable level of quality, the treatment and regulation of domestic water supplies are handled by regional, state and federal agencies.

Impacts

The water companies foresee no problems in maintaining water quality due to on-going mandated water quality monitoring programs and required treatment processes.

c. Sewage Disposal

The sewer system throughout the City is generally in good condition and is below capacity.

Impacts

Depending on the Housing and Land Use Elements' and Redevelopment Plans' influence on the location and intensity of new residential, commercial, and industrial growth, future development could exceed the capacity of the sewer system, thereby causing adverse impacts.

Mitigation Measures

The sewage generated within the City is carried by the Joint Outfall system to the Los Angeles County Sanitation Districts' Joint Water Pollution Control Plant located in the southwest corner of Carson. This plant has a peak capacity of 620 million gallons a day. It is presently operating at approximately 350 million gallons a day. The discharge of treated wastewater exceeds the quality standard of the State Water Quality Control Board and Environmental Protection Agency. As new demands on sewer facilities occur, existing requirements of the subdivision and building permit approval procedures will result in needed upgrades in sewer capacity.

d. Flood Control

There are very few flood hazard areas within the City, according to the U.S. Department of Housing and Urban Development's Federal Insurance Administration.

The primary flood hazard area is the Dominguez Flood Control Channel.

Impacts

Infilling and recycling of vacant areas and underdeveloped sites may result in localized problems of ponding and sheet overflow.

Mitigation Measures

Existing requirements for drainage plan approval prior to issuance of building and grading permits will eliminate localized flooding problems.

3. Air Resources

The City of Carson is located within the South Coast Air Basin, a regional air quality planning area in which the high concentration of pollutants remains a serious problem. The major sources of pollutants are vehicles which produce 65 percent of the total emissions in the Basin, and stationary facilities which produce the remaining 35 percent. The entire Basin is an air quality management area for the five federally-designated pollutants: oxidants, nitrogen dioxides, carbon monoxide, sulfur dioxide, and particulates.

Impacts

If the policies of the Land Use and Housing Elements and Redevelopment Plan encourage growth at a rate faster than the region's air basin can absorb, increased adverse air pollution impacts will result.

Mitigation Measures

Existing federal, state, and regional mobile and stationary air pollution controls would reduce or eliminate any unforeseen air quality impacts. In addition, the City will continue to encourage the use of mass transit and alternative forms of transit as a means of reducing mobile source pollution.

D. Historical/Archeological

Carson's Historical Preservation Element is being adopted as part of the overall General Plan up-date and revision program. The goal of the Historical Preservation Element is two-fold: first, to identify properties of historical or archeological significance; and second, to encourage joint efforts between the City and private property owners to safeguard and preserve those properties. Where appropriate, public acquisition may be recommended.

Impacts

Structures or sites of potentially significant historical or archeological value may be lost through the action of the Land Use and Housing Elements and Redevelopment Plans, because historic structures may be replaced or modernized, or new structures could be built on vacant parcels within archeologically significant areas.

Mitigation Measures

The City has identified those sites that may have historical or archeological significance. In order to ensure that these sites are not destroyed or irrevocably altered such that their archeological or historical value is lost, a policy or procedure will have to be adopted that will protect the sites until a survey can be conducted to establish their true significance. If they are determined to have significant value, another procedure will have to be developed that will preserve the sites.

E. Land Use and Zoning

The Land Use Element and Redevelopment Plans for Project Areas No. 1 and 2 propose changing the land use classifications for approximately 80 parcels in the City. The changes in classification involve residential, commercial, industrial, and public/quasi-public facilities land-use designations. The majority of these proposed changes have come about through thorough City Council and Planning Commission analysis of development trends in the vicinity that have impacted or will impact the subject parcels, and which indicate that a new land-use classification is desirable or necessary. The remaining land-use reclassifications proposed for specific sites have been generated by private property owners. Each of these private sector proposals have been carefully evaluated on its own merits, and will be favorably considered by the City because the proposal conforms to good planning principles and practice and to the goals and objectives of the Land Use Element and Redevelopment Plans.

This reclassification program will result in the obvious need for zone changes, as well. These zone changes are necessary in order to satisfy the consistency requirement of State law between the General Plan land use designation and the zoning. For this reason, the zone changes are considered to be logical results of the land-use reclassification program and are purely procedural in nature. They will have no direct impacts in themselves, because they will merely be implementing the various land-use designations.

The following tables list the proposed changes in land-use designations, by class, and indicate the potential adverse impacts (Table I) and their mitigation measures (Table II). To assist in understanding the ramifications of the reclassifications, a description of each land use designation is given below:

1. Residential Land Use

Low Density. The low density residential areas are intended to provide for the establishment, expansion and preservation of single-family detached dwellings and such other activities considered harmonious with such low density residential development.

Standard: Maximum of eight dwellings per net acre.

Medium Density. The medium density residential areas are intended to provide for the establishment, expansion and preservation of multiple-family and dwellings or

combinations of multiple-family and single-family dwellings, and such other activities considered harmonious with such medium density development.

Standard: Maximum of twelve dwelling units per net acre.

High Density: The high density residential areas are intended to provide for multiple dwellings or combinations of multiple and single-family dwellings, and such other activities considered harmonious with such high density development.

Standard: Maximum of twenty-five dwelling units per net acre.

2. Commercial Land Uses

Regional Commercial. The regional commercial district is intended to provide for the establishment, expansion and preservation of the city's primary comparison goods shopping center and its peripheral areas. The district offers the widest range of goods and services to the citizens of Carson and nearby communities.

General Commercial. The general commercial districts are intended to provide for the establishment, expansion and preservation of convenience retail shopping center facilities which serve surrounding neighborhoods and all other types of commercial activities not grouped in commercial centers.

3. Industrial Land Uses

Light Industry. Light industrial areas are intended to provide for the establishment, expansion and preservation of

high development standard small- and medium-size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones. Heavy Industry. Heavy industrial areas are intended to provide for the establishment, expansion and preservation of the full range of industrial uses which are acceptable within the community but whose lower development standards require provisions for controlling adverse effects upon the more sensitive areas of the city.

4. Public and Quasi-Public Land-Uses

These include the broad range of civic, governmental, institutional and utility uses in the city, including parks, playgrounds, public building areas, public open spaces, and electrical utility transmission corridors.

Potential
Land- use
and
Redevelop-
ment Plan (*)
Adverse
impacts
Re-classification

TABLE 1: IMPACTS OF LAND USE RE-CLASSIFICATION

	1) Water Quality	2) Water Usage	3) Gas Usage	4) Electricity Usage	5) Sewer Capacity	6) Street and intersection capacity	7) Park Usage	8) Police Services	9) Fire Services	10) Schools	11) Air Quality	12) Noise	13) Aesthetics	14) Loss of Residential Land	15) Loss of open space	16) Loss of commercial land	17) Loss of industrial land
<u>Low-Density Residential to:</u>																	
a) High-Density Residential		X	X	X	X	X	X		X	X							
b) General Commercial		X	X	X		X		X			X			X			
c) Light & Heavy Industrial	X	X	X	X	X	X			X		X	X	X	X			
<u>Medium & High Density Residential to:</u>																	
a) Low-Density Residential																	
<u>General and Regional Commercial to:</u>																	
a) High - Density Residential		X	X	X	X		X			X						X	
<u>Light Industrial to:</u>																	
a) Low-Density Residential *							X			X							X
b) Heavy Industrial*	X	X	X	X	X	X			X		X	X	X				
<u>Heavy Industrial to:</u>																	
a) Public/Quasi-Public Facilities																	X

TABLE II
MITIGATION MEASURES

- 1) Water Quality: Existing local, regional, state and federal water quality standards and controls will minimize water quality impacts.
- 2) Water Usage: Installation of low-volume plumbing fixtures and requirements from automatic irrigation systems will reduce water demands.
- 3) Gas Usage: Thermally-efficient building designs and appliances mandated by existing laws will keep gas usage to a minimum.
- 4) Electricity Usage: Current requirements for energy efficiency in new construction and energy-conserving appliances and equipment will minimize energy usage.
- 5) Sewer Capacity: Sewer system up-grading requirements attached to construction permits, coupled with lower flows resulting from implementation of (2.) above, all reduce sewage systems burdens.
- 6) Streets: Existing requirements for street improvements and intersection control device upgrades, along with traffic studies when deemed necessary, that are attached as conditions to new construction permits and subdivision approvals, will alleviate any adverse impacts on streets.
- 7) Park Usage: Park dedication and in-lieu fees required of new residential subdivisions will defray costs associated with increased park usage.
- 8) Police Services: The Sheriff's Department anticipates no adverse impacts on their service capabilities - They recommend that appropriate security devices be incorporated into all building and site designs.
- 9) Fire Services: The Fire Department reviews all new buildings and requires appropriate fire hazard mitigation measures to be incorporated. Additional fire protection costs will be defrayed through new County property tax revenues generated by new developments.
- 10) Schools: The City is served by the Los Angeles City Unified School District and by the Compton Unified School District. Both Districts report that a number of elementary, junior, and senior high schools in Carson are currently at or above capacity. However, the School Districts project a declining enrollment in all class levels, even given that the maximum expected number of new residential units are built.

TABLE II CONT.

- 11) Air Quality: Existing federal, state, and regional air quality control laws, coupled with the City's commitment to encourage the use of mass transit and alternate forms of transit will lessen air quality impacts.
- 12) Noise: Present requirements that noise-generating industrial and commercial appliances and processes must be contained within an enclosed building, noise-buffering walls between industrial and residential zones, and sound-deadening building methods and materials in residential construction, will minimize noise impacts.
- 13) Aesthetics: The City's existing landscaping standards call for extensive decorative planting around all commercial and industrial developments. In addition, the City requires a Design Review before the City Council, Redevelopment Agency and Planning Commission which subjects many such developments, including condominiums and apartment buildings, to aesthetic analysis. This will prevent adverse aesthetic impacts from resulting from development.
- 14) Loss of Residential Land: An unavoidable impact*. Individual sites previously planned for residential uses will be lost to non-residential uses. There will be a net reduction of vacant residential acreage in the City, but this will be balanced by a net increase in potential housing units due to increased densities resulting from changing formerly low-density properties to high-density.
- 15) Loss of Open Space Land: An unavoidable impact*. Specific open space sites will be lost, but there will be a net increase in open space land overall.
- 16) Loss of Commercial Land: An unavoidable impact*. There will be a net increase in commercial land, although individual commercial parcels will be lost to other uses.
- 17) Loss of Industrial Land: An unavoidable impact*. There will be a net decrease in the amount of industrial acreage.

*Although these are unavoidable impacts, they are minimized by the facts that the loss of land in the categories will benefit the orderly growth of the City, they will make the land involved more able to achieve its highest and best use within the context of the local and regional marketplace, and they will avoid potential adverse environmental impacts by forestalling the establishment of land uses that would be incompatible with surrounding developments. These constitute overriding social, economic, and environmental concerns that make these impacts acceptable.

F. General Impacts of Development

Development that will occur on presently vacant sites and which can be directly ascribed to the implementation of these proposed land-use re-classifications and their associated zone changes, will have general impacts that will be the same from site to site regardless of the actual nature of the development. Variations in the impacts will only be by degree, and not by kind.

Impacts

As a natural result of construction, there will be disruption of the land surface, which will cause insects, rodents, birds, and perhaps reptiles, to flee their habitats and seek shelter in adjoining areas. Stirring up the land surface will also cause fugitive dust emissions. Adding to this will be increased diesel emissions from construction equipment. Noise levels will be raised because of the construction activity. Finally, debris from the construction projects will have to be deposited in a solid waste disposal site.

Mitigation Measures

Construction activities are expected to be relatively short-lived, so they will have no noticeable long-term impacts. However, during the course of construction, noise and diesel emissions will be minimized by restricting activities to daylight weekday hours only. Dust emissions will be reduced by

periodic watering of the soil. The disruption of faunal habitats, as well as the generation of solid waste, are unavoidable impacts.

G. Housing Condition

Of the estimated 3,277 net acres (minus streets and other rights-of-way) of the City proposed under the General Plan for residential uses, approximately 210 acres of low-density, 5 acres of medium-density, and 82 acres of high-density land are currently vacant or underdeveloped. "Underdeveloped" means that the properties can support a higher density than they do at present. In the future, as the private market dictates, these underdeveloped properties will probably be recycled and developed to their highest allowable density. The maximum possible number of new housing units of all types under current zoning, plus those additional units resulting from building out all presently underutilized properties, is estimated to be 2,100. Additional new units that can be constructed under the proposed land-use reclassification because of the conversion of present commercial and industrial properties to a residential classification is approximately 1,739. Total potential new residential dwellings comes to 3,839.

Approximately 17,613, or about 75 percent of the 23,620 dwelling units in the City are single-family residences. Not included as single-family residences are mobilehomes. Thirteen percent, or 3,106 units, are in multiple-family developments, either apartments or condominiums. Based on annual external housing condition surveys, it is estimated that little more than 10 percent, or 2,361, of all dwelling units require some degree of rehabilitation.

Impacts

The proposed Housing Element policies and implementation strategies are designed to influence the location and character of new and existing housing in several ways. Through existing efforts the City seeks to maintain housing opportunities by utilizing federal and state programs. Additionally, the City proposes to initiate new programs to encourage the rehabilitation of existing structures and the construction of new dwellings, by using Redevelopment Agency and Community Development Block Grant monies, and other possibly available federal and state funds. These efforts are designed to provide new and preserve existing housing for low-to-moderate income families. These efforts may result in a somewhat higher population in certain neighborhoods through in-filling and redevelopment of under-utilized properties and may cause some adverse impacts such as loss of privacy and

single-family lifestyle, increased traffic, and noise problems.

Other adverse impacts resulting from the continuation of existing housing efforts and the institution of new housing policies and actions will be the economic costs of maintaining or establishing the programs themselves. Additionally, social costs could result from the displacement of needy families when older residential areas are rehabilitated.

Mitigation Measures

Federal funds (especially Community Development Block Grant funds), potential state monies and Redevelopment Agency funds can be used to offset much of the administrative costs necessary to maintain or initiate necessary programs. As to displacement impacts, emphasis will be placed on programs to preserve and upgrade existing low-to-moderate income housing wherever possible. Noise and lack of privacy will be mitigated through existing site plan review requirements for residential developments, which will result in architectural screening for projects. Traffic impacts will be minimized through street dedications and improvements. Landscaping requirements, condominium noise standards, and provisions for owner and guest parking should ameliorate the majority of these impacts. Additionally, the Housing Element calls for positive environmental/aesthetic programs - for example, neighborhood clean-up campaigns, anti-litter programs, graffiti eradication, median improvements, code enforcement, and cosmetic rehabilitation of houses.

III ALTERNATIVES TO THE PROJECT

Because the scope and nature of the Land Use Element, Housing Element, Historic Preservation Element, Raised Median Element and Redevelopment Plan are so broad there are a limited number of reasonable alternatives that need to be considered. Those alternatives that were considered were rejected because they could not feasibly attain the objectives of these documents.

A. Land Use Element and Redevelopment Plans

1. "No Project" Alternative

This alternative was not acceptable because it would have maintained the existing land-use classifications on the subject sites even though the pattern of land uses surrounding the sites clearly indicated that the designations were no longer appropriate from a good planning standpoint. This would have left the door open to developments that would not have been in the best interests of the health, safety, and general welfare of the community, and which would have been incompatible with land uses in the vicinity. It also could have created serious land use barriers to the City's rational implementation of the Housing Element and Redevelopment Plans.

2. Consider Only City-Initiated Land Use Re-Classifications

This alternative was rejected because it would not have been an efficient use of staff time and resources. Each citizen-generated reclassification request would have had

to have been considered separately by both Planning Commission and City Council, and would have had to have undergone its own separate environmental review. Due to the length of time necessary to process each request individually through each procedural step, and because of the number of private requests involved, to finally resolve all citizen-proposed land-use reclassifications would have taken far too long and would have increased costs to owners/developers/consumers.

3. Designate More (Or Less) Land As "Commercial, "Industrial", "Residential" or "Public/Quasi-Public Facilities"

The final acreages of the various land-use designations that will result from the reclassification program of the Land Use Element and Redevelopment Plans was arrived at only after analyzing numerous other land-use combinations. The alternative combinations resulted in different acreage totals for each of the four main land use classifications. All of the alternatives were not accepted because they were either not conducive to the orderly growth of the City, or because they would create more land under one or more land use designation than the private market could feasibly absorb, or because they would have adverse environmental impacts.

B. Housing Element

1. "No Project" Alternatives

Whereas the alternative of "No Project" would eliminate the environmental impacts of implementing the Housing Element,

this option would not permit the beneficial social and environmental changes to occur. Existing efforts to maximize housing opportunities and improve the quality of housing in the City have been effective, to a degree; but new or improved programs or strategies have been developed which promise even greater effectiveness in the future. Hence, the "No project" alternative was not accepted. This alternative was further judged not acceptable because the City is required by State law to prepare and adopt a Housing Element as part of the General Plan. To not prepare a Housing Element within the mandated time limit would place the City in violation of State law.

2. Rehabilitation Only Alternative

Because the most severe socio-economic impacts have been identified as occurring when clearance and redevelopment projects are undertaken, an alternative would be to not have any redevelopment projects and instead to rely on property maintenance and rehabilitation programs to improve the condition of the existing housing stock. This alternative would not disrupt neighborhood and informal community structures as much as the redevelopment alternative. However, even with substantial rehabilitation, property owners will need to increase the cost of housing perhaps beyond the range of some of the current residents. This would cause relocation for economic and not physical reasons.

There have been identified a number of residential structures for which the rehabilitation costs cannot be justified on the basis of the cost and type of housing that would result. This alternative would not deal with these structures that are deteriorated beyond repair. Although this alternative would minimize the socio-economic impacts of the proposed recommendations in the Housing Element, it would likely not adequately provide for the housing needs of the City. Several situations have been identified for which some level of redevelopment is the best way of providing additional housing and making the best use of the limited land within the City. For these reasons, this alternative was not chosen.

3. Clearance Alternative

In place of the mixed recommendations of rehabilitation and redevelopment to be undertaken by the City and property owners, the City could have proposed several redevelopment projects encompassing major land acquisition, building demolition, family relocation, and subsequent new construction. This alternative was discounted for the following reasons:

1. Significant time lags between concept and implementation are common in the administration of large projects.

2. Residents of the project area would be subjected to long periods of uncertainty, and ultimately relocation in an expensive housing market.
3. A reduction in the present amount of rehabilitation and property maintenance would likely result until project plans were finalized.
4. After property acquisition, the time required for planning and construction will remove large amounts of real property from the tax rolls.
5. The removal of some sound housing stock to consolidate parcels for redevelopment would be necessary.
6. Most areas planned for redevelopment clearance tend to be lower income minority-occupied.
7. The relocation costs associated with such displacement would render the project uneconomical as each displacee would be entitled to receive large replacement housing payment benefits.
8. Administrative or legal delays could affect the housing programs in the entire City.

For these reasons, the alternative of totally clearing neighborhoods that need rehabilitation or new construction has not been chosen.

C. Historic Preservation Element

1. "No Project" Alternative

This alternative was rejected because it would have allowed the City's cultural, historical, and archeological foundations to be eroded and, perhaps, ultimately lost. Although this element is optional and is not mandated by state law, the City felt itself obligated to take positive action to safeguard its citizens' historical legacies. To not have an historic preservation element as part of its General Plan would have been, in the City's estimation, an abrogation of its responsibilities to its citizens to maintain their heritage. For this reason, the alternative of "no project" was not acceptable.

There were no other reasonable alternatives that could have feasibly attained the objectives of the Historic Preservation Element.

D. Raised Median Element

1. "No Project" Alternative

Whereas the "No Project" alternative would have avoided the short-term disruptions to traffic caused by median construction, the traffic separation and aesthetic benefits of the landscaped raised medians would not have been realized. It was anticipated that there would be a real, albeit unmeasurable, impact on the value of properties fronting on

the landscaped arterials. Additionally, it was expected that in commercial and industrial areas, the combination of required on-site landscaping and the landscaped medians would enhance the appeal of these areas and encourage the establishment of new businesses. Further, it was hoped that attractively landscaped major arterials would foster a greater sense of pride and community spirit among the residents of Carson, and establish the City as a pleasant place to live, work, and invest. Lastly, the advantages to traffic separation, control, and safety of the raised medians were considered to be substantial. For these reasons, the "No Project" alternative was eliminated.

2. Expand Raised Median Construction to Include Secondary Streets

This alternative was not chosen because the costs of construction and maintenance were viewed as being prohibitive. In addition, the advantage to traffic separation, control, and safety were not considered to be cost-effective. Lastly, the rights-of-way of the secondary streets were in most cases not wide enough to allow a raised median to be constructed and still accommodate the necessary safe traffic volumes and parking lanes.

3. Landscape Only Specific Median Segments and Pave With
Decorative Pavement All Other Portions

Although this alternative would have been less expensive in the long run, it was rejected because it would not have achieved the goal of aesthetic enhancement that was the basis of the Raised Median Element.

IV. THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT
AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The long-term productivity of the City of Carson is committed to sustaining a wide variety of urban land uses and activities in a balanced multi-ethnic community. To maintain this balance and to provide opportunity for a variety of socio-economic groups, it is necessary for the City to adopt land use, redevelopment, and housing goals, policies, and programs that allow and encourage such variety. The Land Use Element, Redevelopment Plan, and Housing Element contain such policies and programs. Because the land area of Carson is 80 percent developed, there will be few areas where the land would be developed for a short-term use at the cost of long-term productivity. The types of changes and investment which are foreseen for the City are of the type which are long-term investments in keeping with the general development pattern of the City. No premature commitment of the environment is foreseen which would adversely affect its long-term productivity.

The policies and programs of the Land Use Element, Housing Element, Historic Preservation Element, Raised Median Element, and Redevelopment Plans have been expressly formulated to optimize the beneficial long-term effects on the City at the sacrifice of short-term inconveniences such as construction dust and noise and the inconvenience of relocation.

The socio-economic and physical impacts of the activities contained in the four elements and redevelopment plans will be of longer duration, but are acceptable given the level of improvement to the long-term productivity of the City's environment. Through implementation of the Housing Element and Redevelopment Plans a few neighborhood structures may be irreparably disturbed, but these residents will relocate to other Carson neighborhoods and establish new social and community relationships. The disturbance due to relocation is a necessary impact associated with significantly improving the housing environment in the City.

The rerouting of or increase in surface truck and automobile traffic that may result from new construction is not anticipated to exceed the capacity of the existing street system. Most localized impacts should be able to be offset through signalization, directional traffic control, and street widening and improvement.

V. ANY SIGNIFICANT ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED
IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The irreversible impacts that will result from the implementation of the activities contained in the Land Use, Housing, Historic Preservation, and Raised Median Elements and Redevelopment Plans are those associated with new construction and the commitment of land for new residential, commercial, and industrial development. The social effects on the people relocated because of redevelopment activities will be unavoidable.

The social changes brought about by redevelopment and provision of additional housing will have the greatest impact on those people who are relocated. Secondary impacts will be felt by the residents of the neighborhoods to which these people move. Hopefully, these individuals and families will be able to establish new community ties or re-establish old ones, and the impact of the relocation will diminish with time.

The development of vacant land or the conversion or re-use of existing developed land for residential, commercial, or industrial uses should be considered an irrevocable and permanent commitment of land because of the size of investment and required and the length of time over which investment can reasonably be amortized. The programs of the Land Use Element, Housing Element, Historic Preservation Element, Raised Median Element, and Redevelopment

Plans will consume irreplaceable material and energy resources. The revitalization of housing areas, however, and the resultant resource and energy savings should offset these losses. Also, it is likely that these resources would be consumed in the immediate region, if not in Carson.

VI. GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION

The direct impacts of the policies and programs contained in the Housing, Land Use, Historic Preservation and Raised Median Elements and Redevelopment Plans will be minimal. The intention of these five documents is to be a guide by which the City will be developed, redeveloped, and adequately housed. The City's projected maximum population is expected to approach 84,000 (the City's present population is 96 percent of that figure, or 81,000). No increase in that total is recommended by any of the Elements or by the Redevelopment Plans, nor will any of their policies significantly cause the population to increase above that level.

However, by eliminating some of the worst housing conditions in the City and rehabilitating certain properties, and by directing and encouraging desirable commercial and industrial development, some stimulus for additional population will result. The impact of the increased attractiveness will be gradual, because of the

likely timing and location of all types of development. There may be significant changes to the economic growth, development, and redevelopment of the City resulting from the in-filling of vacant commercial and industrial properties. However, additional future residents will likely fall within the same general socio-economic profile as existing residents. For these reasons, little impact on the income, sales or employment levels are anticipated. As with the physical changes, the change in economic indicators will also be gradual, because they are as much a function of the normal evolution of the City as they are a function of any particular program.

VII. PERSONS AND ORGANIZATIONS CONSULTED

- Los Angeles County Fire Department
- Los Angeles County Sheriff's Department
- Los Angeles County Flood Control District
- Los Angeles County Sanitation Districts
- Los Angeles County Engineer/Facilities
- Los Angeles City Unified School District
- School Building Planning Division
- Compton Unified School District
- Dominguez Water Company
- Southern California Water Company
- Building and Safety Division, Gary Nehrenberg, District Engineer
- Public Works Department
- Redevelopment Agency - Peter P. Kinnahan, Redevelopment Project Manager, Adolfo Reyes, Community Liaison Specialist, Elaine Flynn, Community Development Block Grant Coordinator.

APPENDIX - COMMENTS ON THE DRAFT EIR
FROM RESPONSIBLE AGENCIES AND RESPONSE
TO COMMENTS



STEPHEN J. KOONCE
COUNTY ENGINEER

RAYMOND W.

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER-FACILITIES
550 SOUTH VERMONT, LOS ANGELES, CA 90020

(213) 738-2011

CITY OF CARSON

August 10, 1981



BOARD OF SUPERVISORS

CLARENCE L. BROWN

JOHN J. HARRIS

JOHN J. HARRIS

SYLVIA BRADSHAW BURKE
BAXTER WARD

Mr. Richard K. Gunnarson
Community Development Director
Carson, California

Attention: Mr. Michael Bouvier

Dear Sir:

RECEIVED

AUG 13 1981

COMMUNITY DEVELOPMENT
DEPARTMENT

EVALUATION OF DRAFT EIR FOR THE LAND
USE ELEMENT, HOUSING ELEMENT, HISTORIC
PRESERVATION AND AMENDMENTS TO THE RE-
DEVELOPMENT PLANS OF THE CITY OF CARSON

This Department has reviewed the subject draft EIR and submits the following comments for your consideration:

Grading and Building

1. Approved provided the appropriate ordinances and codes are followed.

Drainage and Hydrology

1. Approved provided the appropriate ordinances and codes are followed.

Geology and Soils

1. Approved provided the appropriate ordinances and codes are followed.
2. Soils engineering reports may be required for proposed land development and use. Areas of soft clay or landfill will require particular attention.

Waste Management and Pollution Control

1. Both new and existing construction will be subject to hazards posed by landfill gases.
2. Building Code regulates all construction within 1,000 feet of landfills containing organic decomposable material.
3. Class II landfill site not shown on Page 11
4. There are five landfill sites south of Lomita Boulevard and west of Alameda Street in the City of Los Angeles that may affect development in Carson.

Mr. Richard K. Gunnarson

August 10, 1981

Sanitation Facilities

1. The generalized discussion on sewage disposal presented discusses what type of impact the proposed development could have on the City's sewer system, and what mitigating measures would be taken by the City to off-set any adverse sewage capacity problems that may develop.

Special care should be taken in Project Area No. 1, in developing an area over a former landfill site, to ensure that any new sewer construction be adequately designed against any differential settling that might occur.

Water Facilities

1. Approved provided the appropriate ordinances and codes are followed.

Very truly yours,

STEPHEN J. KOONCE
City Engineer

for *Edwin M. Saiki*
Thomas Green
Supervising Civil Engineer III
Subdivision Section

SJK:TC
EMS:lcd 44

RECEIVED

AUG 13 1981

COMMUNITY DEVELOPMENT
DEPARTMENT



State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

August 11, 1981

Mr. Michael Bouvier, Assistant Planner
City of Carson
701 E. Carson Street
Carson, CA 90749

SUBJECT: SCH# 80072309 FOUR GENERAL PLAN ELEMENTS & AMEND REDEVELOPMENT PLAN

Dear Mr. Bouvier:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments.

This letter certifies only that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (EIR Guidelines, Section 15161.5). Where applicable, this should not be construed as a waiver of any jurisdictional authority or title interests of the State of California.

The project may still require approval from state agencies with permit authority or jurisdiction by law. If so, the state agencies will have to use the environmental document in their decision-making. Please contact them immediately after the document is finalized with a copy of the final document, the Notice of Determination, adopted mitigation measures, and any statements of overriding considerations.

Once the document is adopted (negative declaration) or certified (final EIR) and if a decision is made to approve the project, a Notice of Determination must be filed with the County Clerk. If the project requires discretionary approval from any state agency, the Notice of Determination must also be filed with the Secretary for Resources (EIR Guidelines, Sections 15083(f) and 15085(h)).

Sincerely,

for *Harry Roberts*
Stephen Williamson
State Clearinghouse

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AUG 13 1981

COMMUNITY DEVELOPMENT
DEPARTMENT



State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

August 17, 1981

Michael Bouvier, Assistant Planner
City of Carson
701 E. Carson Street
Carson, CA 90749

SUBJECT: SCH# 80072309 FOUR GENERAL PLAN ELEMENTS &
AMEND REDEVELOPMENT PLAN

Dear Mr. Bouvier:

The enclosed comments were prepared by the following state
departments regarding your project:

CALIFORNIA REGIONAL WATER QUALITY CONTROL
BOARD/ LOS ANGELES REGION

These comments were not included in the package you received
dated 8/11/81 certifying state review of your draft
environmental document.

To ensure compliance with the intent of the California Environ-
mental Quality Act you should attempt to incorporate these
additional comments into the preparation of your final environ-
mental document.

Sincerely,

for Jerry Roberts
Stephen Williamson
State Clearinghouse

SVW/tr
attachment
cc: Ken Fellows, DWR

RECEIVED

AUG 19 1981

COMMUNITY DEVELOPMENT
DEPARTMENT

Memorandum

To : Mr. James W. Burns
Project Coordinator
Resources Agency
Resources Building, 13th Floor
Sacramento, California 95814

Date: August 6, 1981

File :

From : Los Angeles Region

Subject: Draft Environmental Impact Report for "Four General Plan Elements
and Amend Redevelopment Plan" Project, City of Carson (SCH # 80072309)

Reference is made to the subject Draft Environmental Impact Report (DEIR).
The proposed project is for housing, land use, historic preservation, and
raised median elements and redevelopment plans for the City of Carson.

Our review indicates that water quality impacts of the project are not
adequately covered in the draft report.

The final EIR should discuss the changes in quantities and types of waste-
water generated by the proposed development and whether or not, if there is
an increase in flow, there is sufficient hydraulic and treatment capacity to
handle the extra flow. This includes the impacts on the sewer lines and treat-
ment and disposal facilities.

If you have any questions, please call us.



RAYMOND M. HERTEL
Executive Officer

cc: State Clearinghouse

RECEIVED

AUG 19 1981

COMMUNITY DEVELOPMENT
DEPARTMENT



FLOOD PLAIN REPORT

LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

File No. 2-15.311 2-15.313 1.21

Review of DRAFT EIR-LAND USE,
HOUSING HIST. PRESERVATION, RANCHO
MEDIAN, AND REDEVELOPMENT PLANS
Map or Transmittal Letter Date _____

TO: RICHARD K GUNNARSON
COMMUNITY DEVELOPMENT DIRECTOR
P.O. Box 6234
CARSON, CA 90749

1. This area is outside the boundaries of the Flood Control District and not under its jurisdiction.
2. The County Engineer will report on flood hazard and drainage requirements.
3. The subdivision is reasonably free of flood hazard from major channels and streams, but may be subject to local flood hazard. Refer to the report of the City/County Engineer concerning local drainage.
4. Portions of the subdivision lying in and adjacent to () steep hillsides, () natural watercourses, () _____ are subject to flood hazard because of () overflow, () erosion, () mudflow and/or deposition of debris. Refer to the report of the City/County Engineer concerning local drainage requirements.
- * 5. This project will not significantly affect the environment as far as the District's interests are concerned.
6. Place a note of flood hazard on the final map and submit engineering documentation to support those limits.
7. Prior to recordation of the final map, adequate engineering documentation must be submitted showing that building sites are available and are free of flood hazard.
8. Provide a drainage concept prior to approval of the tentative map. Sufficient information must be submitted to the District showing the extent of the drainage problem and proposed solution.
9. Provide improvements to eliminate the flood hazard.
10. Dedicate fee title/an easement/future easement to the District/County of L.A./City of _____ providing adequate right of way for _____.
11. Show on the final map, Flood Control District's right of way for _____.
A permit will be required for any construction affecting the District's right of way.
12. If debris basins are required, it will be necessary to arrange for reimbursement of the District's operation and maintenance expenses.
13. Approval of the _____
is recommended subject to any conditions noted herein or shown on returned map.
14. The recordation of this map will not unreasonably interfere with the free and complete exercise of the easement held by the District.
15. The _____ is unsatisfactory.
Note the reasons stated herein or shown on returned map.
16. Due to the District's requirements noted herein, approval of a Grant of Waiver is not recommended.

Comments:

Information relative to the above comments may be obtained by contacting:

Engineering Investigator

Ronald Jordan RLE 19890
Telephone (213) 226-4324

Approved by

James H. ...

Date of Report 8/1/81

WATSON INDUSTRIAL PROPERTIES

3435 WILSHIRE BOULEVARD, SUITE 1500
LOS ANGELES, CALIFORNIA 90010
(213) 386-5930

Gen Plan.
Amend
No. 2 - 50

RECEIVED

1981

July 9, 1981

Mr. Daniel Cartagena
Community Development Manager
Carson City Hall
701 East Carson Street
P. O. Box 6234
Carson, California 90749

Subject: Draft EIR for Land Use Element, Housing Element, Historical
Preservation Element and Amendments to the Redevelopment Plan
of the City of Carson

Dear Dan:

Thank you for presenting me the opportunity to review the draft EIR on the above subject. In reading the draft, I have come across two areas of concern. On page 10, under the heading "Landfills", the third sentence of the paragraph reads as follows: "Although there are no officially designated Class I landfills (for toxic or hazardous waste) in the City, recent State Department of Health investigations of certain of the Class II sites reveal that they had been used in the past for the unauthorized dumping of significant amounts of toxic and hazardous chemical substances."

I do not believe that this is a true and accurate statement. To the best of my knowledge, after a number of conversations with your Planning Department Staff and the County Engineers Bureau of Sanitation, I have come to the conclusion that the City does not have any proof to make such a statement in a document such as this. Further, in reviewing the draft of the hazardous waste study prepared for the Casa Del Amo project, nowhere in that report did it state that there were significant amounts of toxic and hazardous chemical substances on the site. The report did say that they had found traces of toxic and hazardous chemical substances but they concluded that they were not of significant concentrations to be a serious health hazard. I would, therefore, suggest that this sentence be deleted from this portion of the EIR.

My second area of concern is on page 13 under the heading of "Mitigated Measures". The last sentence of the first paragraph states, "These regulations will ensure that no developments on landfills will occur until they can be certified as adequately safeguarding the health and safety of the occupants and the general public."

I would suggest that this sentence be reworded to state that, "These regulations will ensure that no such developments of landfills will occur etc." The inclusion of the word such relates back to the previous sentence that discusses new residences or permanently occupied human habitations. This point should be

...Continued

Daniel Cartagena
July 9, 1981
Page 2

clarified since our attorney, in contacting the State Department of Health, learned that the burden of proof with regard to whether any site in fact contains hazardous waste is on the State, and not on the property owner. Also, if a proposed development is by definition excluded by the law then no State clearance or certification will be required to develop a property. I refer you to my letter to Dick Gunnarson dated June 25.

If you have any questions regarding the enclosed, please feel free to call.

Sincerely,



Michael S. Genewick
Corporate Secretary

MSG:dm

cc: Joseph R. Brown, Jr.

1981

COMMUNITY DEVELOPMENT
DEPARTMENT

Response To Comment

(1) Department of County Engineer-Facility:

- (A) Grading and Building: No response necessary.
- (B) Drainage and Hydrology: No response necessary.
- (C) Geology and Soil: No response necessary.
- (D) Waste Management and Pollution Control: Missing Class II site will be added to map.
- (E) Sanitation Facilities: No response necessary.
- (F) Water Facilities: No response necessary.

(2) Governer's Office of Planning and Research:

No response necessary

(3) California Regional Water Quality Control Board:

It is anticipated that there will be an increase of approximately 4,000 additional residents in the City by 1990. Using a sewage production figure of 100 gallons/person/day (per Enviromental Development Division, Los Angeles County Engineer-Facilities), these 4,000 persons will produce 400,000 gallons of sewage per day in 1990. The Los Angeles County Sanitation Districts, Sewer Design Division, indicates that neither the Joint Water Pollution Control sewage treatment plant located in Carson, nor the sewer system serving Carson, will be over-burdened by this projected increase in sewage flow.

(4) Los Angeles County Flood Control District:

No response necessary.

(5) Watson Industrial Properties

With respect to the first area of concern, Staff, after conferring with the State Department of Health Services, is satisfied that the referenced sentence is indeed true and accurate. However, the sentence has been modified, with the concurrence of the Environmental Commission, to clarify the State's designation of properties as hazardous waste sites.

With respect to the second concern, the word such has been inserted in the indicated spot.



CITY OF CARSON

701 E. CARSON STREET • P. O. BOX 6234 • CARSON, CALIFORNIA 90749

INTERDEPARTMENTAL MEMORANDUM

Date: September 4, 1981

To: Joel B. Miller, Principal Planner

From: Michael Bouvier, Assistant Planner *MB*

Subject: Draft EIR, General Plan Update and Revision Project -
Environmental Commission Disposition.

Please be advised that the Environmental Commission, at their meeting of September 2, 1981, adopted a minute resolution recommending approval of the Draft EIR to the Planning Commission. The Environmental Commission also recommended that certain amendments to the language be incorporated into the EIR, as follows (deleted words have been lined-out; added words have been underlined):

Page 10, under Landfills:

"Recent State Department of Health investigations of certain of the Class II sites revealed, however, that they ~~had~~ may have been used in the past for the permitted or unauthorized dumping of significant amounts of ~~toxic and~~ hazardous chemical substances. Final determination by the state Department of Health Services and designation of any of these Class II sites as hazardous waste property will only be made after a duly noticed public hearing."

Page 13, last sentence of the first paragraph:

"These regulations will insure that no such developments on landfills..."

Page 14, second sentence under Mitigation Measures:

"Height and bulk limitations in all zones, and maximum lot coverage limitations in residential zones, should lessen disruptions to air flows and infringements on solar access and use of solar energy systems."

ptb



0124892718

CITY OF CARSON

1000 E. 10TH STREET, CARSON, CALIF. 90746



INTERDEPARTMENTAL MEMORANDUM

TO: DIRECTOR, CITY OF CARSON

FROM: DEPT. OF PUBLIC WORKS

SUBJECT: REQUEST FOR INFORMATION

RE: REQUEST FOR INFORMATION

DATE: 10/1/78

1. The purpose of this memorandum is to request information from the Department of Public Works regarding the status of the project described in the attached letterhead memorandum.

2. The information requested is as follows:

- a. The current status of the project.
- b. The estimated completion date of the project.
- c. The estimated cost of the project.
- d. The estimated amount of funds available for the project.
- e. The estimated amount of funds expended for the project.
- f. The estimated amount of funds committed for the project.
- g. The estimated amount of funds obligated for the project.
- h. The estimated amount of funds encumbered for the project.
- i. The estimated amount of funds available for the project.
- j. The estimated amount of funds expended for the project.
- k. The estimated amount of funds committed for the project.
- l. The estimated amount of funds obligated for the project.
- m. The estimated amount of funds encumbered for the project.

3. The information requested is requested for the following reasons:

- a. To determine the current status of the project.
- b. To determine the estimated completion date of the project.
- c. To determine the estimated cost of the project.
- d. To determine the estimated amount of funds available for the project.
- e. To determine the estimated amount of funds expended for the project.
- f. To determine the estimated amount of funds committed for the project.
- g. To determine the estimated amount of funds obligated for the project.
- h. To determine the estimated amount of funds encumbered for the project.
- i. To determine the estimated amount of funds available for the project.
- j. To determine the estimated amount of funds expended for the project.
- k. To determine the estimated amount of funds committed for the project.
- l. To determine the estimated amount of funds obligated for the project.
- m. To determine the estimated amount of funds encumbered for the project.

4. The information requested is requested for the following reasons:

- a. To determine the current status of the project.
- b. To determine the estimated completion date of the project.
- c. To determine the estimated cost of the project.
- d. To determine the estimated amount of funds available for the project.
- e. To determine the estimated amount of funds expended for the project.
- f. To determine the estimated amount of funds committed for the project.
- g. To determine the estimated amount of funds obligated for the project.
- h. To determine the estimated amount of funds encumbered for the project.
- i. To determine the estimated amount of funds available for the project.
- j. To determine the estimated amount of funds expended for the project.
- k. To determine the estimated amount of funds committed for the project.
- l. To determine the estimated amount of funds obligated for the project.
- m. To determine the estimated amount of funds encumbered for the project.